

Traffic Concerns

- TIA questions and concerns regarding when the traffic counts were taken, consideration of the recent fatalities on Hunting Hills Drive, why wasn't more of the neighborhood studied including double "S" curves on Crossbow Circle, was the traffic growth percentage used realistic, lack of study at the Hunting Hills Drive and Route 220 intersection, what are the minor traffic differences at the signal when the proposed traffic is added, scope of TIA should be expanded
- Proposed entrance sight distance questions and concerns, how will grading improve sight distance and traffic, dimensions based upon 25 mph but cars drive faster so more sight distance is needed
- Crossbow Circle hill is steep, cannot see all the way down the hill from the Quail Valley entrance which is unsafe; school buses turn around at the Quail Valley entrance which is unsafe; proposed entrance will be unsafe as well
- Need more police and traffic calming; 18 wrecks within Hunting Hills; 390 speeding citations during the same time; if one drives 25 mph traffic backs up behind you
- It is not safe to walk along Crossbow Circle due to cut-through traffic
- Is a left turn lane being added for the site? Left turns into the site will back up on Crossbow Circle causing problems.
- How will cars from the office building impact the 190 second average wait at the signal? Backup onto 220 will happen, increase in cut-through traffic will occur, will have problems if all employees enter and exit from the commercial building at the same time
- Traffic has increased since 40 years ago; if you are the first car at the light and fast cars are coming behind, if hit the first car could be pushed into the intersection
- Not many options to leave the neighborhood; Crossbow Circle is safer than turning left from Hunting Hills Drive onto 220
- Icing concerns on Crossbow Circle

Proposed Use/Site

- Where would overflow parking go?
- Underground parking would allow greater building square footage
- Better vacant commercial locations for this development
- What is "commercial flavor" mentioned in the application package under conformance with the Comprehensive Plan?
- If an office building is constructed, when it becomes vacant how easy will it be to change it to C-2?
- Residential golf community, not commercial

Old Heritage Community Meeting, February 13, 2013

Attendee Question/Comment Summary

- Concerns about the marketing of this property and potentially other vacant parcels within Hunting Hills for development
- Why was the house next door purchased by Old Heritage?
- How long has Old Heritage Corporation owned the property? 40 years
- Adjacent neighbor expects the neighborhood to be residential; buffers, property values, aesthetics and safety will be reduced
- Has an Environmental Impact Study been completed?